

## **BOEING – HARBOR GATEWAY**

Management Meeting Minutes #10 (revised #09)

August 15, 2000



### **ATTENDEES:**

S. Mario Stavale (MS), BRC  
Gregory Stewart (GS), TA  
Kent Haggerty (KH), SL  
Fred Wallitsch (FW), SL  
Johnny Marasco (JM), BRC  
Deryl Robinson (DR), SL  
Gary Fletchall (GF), SL  
Scott Tredick, (ST), V  
Todd Tredick, (TT), V  
Jim Cain, (JC), V  
Charles (Rus) Purcell (RP), KJC  
Jake VanDervis (JV), TA

### **DISTRIBUTION:**

Attendees  
De De Soto (DS), BRC  
Steve Shestag (SS), BRC  
Mark Burkholder (MB), NE  
Derrick Willis (DW), IES  
Peter Murphy (PM), KJC

### **LEGEND:**

BRC = Boeing Realty Corp.  
SL = Snyder Langston  
KJC = Kennedy/Jenks Consultants  
TA = TAIT & Associates  
IES = Integrated Environmental  
NE = Norcal Engineering  
SHEA=Boeing Environmental Group  
V= Viking

ITEM	RESP.	DUE DATE	DISCUSSION
01.01	SL		<b>DEMOLITION BID DOCUMENTS &amp; PROCEDURES –</b> <u>Update 06/13/00:</u> Bid packages being prepared for distribution this week. Buildings 1,3,19,20,32 will be Phase I Buildings 2,66 to be Phase II  <u>Update 6/29/00:</u> LD's to be negotiated with bidders. Performance and payment bonds will be required. Bid date was revised July 12, 2000.
	SL	7/25	<u>Update 7/18/00:</u> Bids have been received and compiled. SL has interviewed two of the low three bidders, with the third interview occurring on 7/19. Schedules between the bidders vary considerably. SL to confirm qualifications and schedule of apparent low bidder and recommend bidder for award. Based on pricing received, all A/C paving is to be hauled off-site and not ground-in-place and basement and pit walls will be removed down to the slab/footing. SL to review if brick can be crushed on-site and used in backfill.
	SL		<u>Update 7/25/00:</u> Viking is the apparent low bidder. SL to finalize pricing and scope with Viking this week. SL to obtain Schedule of Values on a Building by Building basis. Truck route available directly onto Normandie or 190 <sup>th</sup> Steet, not Western, optimally use Normandie access from within site – RR crossing in place. SL to make sure Contractor has water for dust control.
01.03	KJC		<b>ENVIRONMENTAL REVIEW –</b> <u>Update 06/13/00:</u> KJC has discovered new boring information and is incorporating into the plan. KJC will not start soil borings until the Sampling Analysis Plan is complete and approved. Phase IIA environmental plan is expected to be complete by the end of June for submission to Boeing and have Regional Water Quality Board approval by end of July, Phase IIB process expected to lag 1 month.
	BRC		<u>Update 06/20/00:</u> Bids have been received by BRC for buildings 2,19,66. Bldg. 1's roof does not contain asbestos. Any ACM within the roofs will have the asbestos removed prior to demolition. Boeing to deliver abatement schedule to SL
	SHEA		<u>Update 6/29/00:</u> Draftwork plan to BRC by mid July. Submitted to Regulatory Agency by end of July, by mid August work should be started in

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			field.
			<u>Update 7/18/00:</u> Bldg. 2 abatement has begun this week. Contract schedule is 60 days, BRC is pushing for completion in 45 days. There is concern that if we begin work before August 7 that demolition will catch the abatement. Boring Sampling prior to Demolition of buildings was discussed to allow for more flexibility and shorter overall time frame to remediate. If plan approval is received by end of July, sampling may precede demo, allowing time for soil analysis and formation of abatement plan.
			<u>Update 8/15/00:</u> Sampling will take 1-1/2 – 2 weeks. Can mark up slab for borings. Demo sampler to follow. Shooting for September if S.A.P. approvals are in. Can start inside building. Will coordinate w/Viking.
01.04			<b>SITE PREPARATION PROGRESS -</b>
			<u>Update 06/13/00:</u> Asbestos abatement is complete in buildings #1 & 3 except roofing.
			<u>Update 06/20/00:</u> Buildings 1 & 3 are complete except for the telephone closets (Telephones are still in operation). Building 20 is in progress.
	BRC	7/25	<u>Update 7/18/00:</u> Galbestos removal has begun on Building #2, schedule required from BRC showing sequencing and timeframes for development of demolition schedule.
			<u>Update 07/25/00:</u> Bldg. 2 status: West elevation galbestos removed, Interior patio skin being removed, northeast corner started. Tri-State will move across the building.
01.05	MY		<b>SCHEDULE –</b> <u>Update 05/24/00:</u> The water well #2 must be exposed, inspected and re-abandoned. This effort should start right away. In the meantime it should be protected carefully.
	SHEA		<u>Update 06/13/00:</u> SL to prepare CPM Schedule. <i>Pending</i>
	SHEA		<u>Update 6/29/00:</u> Steve Shestag working on 5/24/00 update regarding water well #2 with IES.
	SL		<u>Update 7/18/00:</u> Awaiting schedule for water well, sampling analysis plan & abatement.
			<u>Update 07/25/00:</u> Job start-up and safety meeting will be schedule by SL. Should be able to start work on August 22, 2000. Still awaiting schedule for Water Well & SAP.
			<u>Update 8/15/00:</u> Viking to proceed with perimeter clean-up, salvaging, verifying existing conditions, and identifying potential problems for pre-removal 8/16. Schedule will need to be updated to show actual start date. Currently shows 8/12 as start date. Environmental clean-up has 2 weeks left. Tri State to return for removal of galbestos after demo of roof sheet

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			metal by Viking in Bldg. 2. Tri State handling documentation.
01.06			<b>DRAINAGE &amp; GRADING –</b> <ul style="list-style-type: none"><li>It was agreed that existing storm drain will remain active in place during Phase 1. Precautions will be taken to ensure positive drainage of all pads after Phase 1. This is expected to require a small amount of work.</li><li>Storm drains will be removed towards end of Phase 2, at which time the site will be graded to approved grading plans.</li></ul> <p><u>Update 6/29/00:</u> Tait estimates backfill at:</p> <ul style="list-style-type: none"><li>Basement: 57.000 cy</li><li>Slab and Footing: 84.000 cy</li></ul> <p>Subs were informed about keeping storm drains open</p>
02.00			<b>CONCRETE CRUSHING –</b> Discussed contract requirements. Agreed that the demolition contractor will have responsibility to remove material from the site and the right to sell it.
			<p><u>Update 06/6/00:</u> Bid package will be written to give Boeing the option to either buy back the crushed concrete at a set price or let the subcontractor dispose of it.</p> <p><u>Update 06/13/00:</u> SL received 10/25/96 NORCAL letter for crushed base material</p>
	SL	7/25	<p><u>Update 7/18/00:</u> Brick was proposed by the bidders to be mixed in with the concrete and crushed for on-site fill. SL to review with NORCAL, concern about brick dust.</p> <p><u>Update 8/15/00:</u> This is the only trade that Viking subs out. Viking will look at site and determine to location for crushing (will need 1-2 acres). Asphalt to be removed off-site, not mixed on-site. MS stressed the importance of dust control.</p>
02.01			<b>GEOTECHNICAL –</b> <u>Update 06/20/00:</u> Norcal to do site inspection during Backfill, recompaction and grading operations.
			<p><u>Update 7/18/00:</u> SL to review with NORCAL whether a secondary sieve test, such as used on parcel B, will be required.</p> <p><u>Update 07/25/00:</u> Norcal to be onsite during all backfill operations.</p>
04.01			<b>HAZMAT PROCEDURES –</b> <ul style="list-style-type: none"><li>Owner will have a full time rep on-site who will be notified immediately on discovery of any suspicious materials.</li><li>Contractor shall be required to have OSHA c/o HR trained individual on-site to watch for hazardous materials.</li></ul>
	SHEA		<p><u>Update 6/29/00:</u> SHEA to identify process and procedures and</p>

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			documentation.
			<u>Update 8/15/00:</u> PID will be onsite. If Viking should run into something call Johnny first and Scott second.
04.02	SL SL TA		<b>PERMITS REQUIRED-</b> SCAQMD- By contractor Truck Routes- By contractor NPDES- Greg will pursue and advise
			<u>Update 06/20/00:</u> TA will process and pay for permit. Demo Contractor to pull permit and make notifications.
	TA/BRC		<u>Update 6/29/00:</u> City of Los Angeles demo permit. Greg to pursue and advised on the NPDES.
			<u>Update 7/18/00:</u> TA to advise on whether a new demo permit will be required for this phase, prior phases used a single permit. Consensus was that a new demo permit would be prudent.
			<u>Update 07/25/00:</u> City of LA is calculating demolition fees. Formal demo application will be submitted this week. Old permit had expired. Inspector will need to walk site prior to demo, hopefully next week.
	TA		<u>Update 8/15/00:</u> Fees are currently being calculated. Greg needs inspectors fee calculated prior to inspector to survey site, which is required prior to starting. Greg is shooting for an 8/22 date for permit. Viking working on getting the Cal-Osha permit required for water tower.
04.03	SL		<b>TRANSITE WATER PIPE-</b> <u>Update 6/29/00:</u> Bid package contains base bid quantity of 5,000 If transite and with nominal 42" of cover. <u>Update 7/18/00:</u> If concrete is attached to transite pipe upon removal of transite water lines, procedures need to be developed on how this will be handled in the most cost effective manner
	BRC		<u>Update 07/25/00:</u> . JM to get pricing on transite pipe disposal from Tri-State.
09.01	SL/BRC		<b>SITE LOGISTICS &amp; OPERATIONS –</b> <u>07/25/00:</u> SL to arrange for BRC trailer for site. JM to handle power and telephone hookup. Viking to move trailer on site by 8/15.
			<u>Update 08/15/00:</u> BRC & Viking trailers onsite, BRC coordinating power & telephone hookup. Guard station will be relocated and "powered".
10.01			<b>MISCELLANEOUS-</b> <u>Update 8/15/00:</u> <ul style="list-style-type: none"><li>➤ Viking would like monitoring wells identified so they can identify and protect. KJ will walk site to help locate. 8/24 draft soils report schedule from Odgedon.</li><li>➤ Contract - BRC Awaiting bids from successful bidder from S.L.</li><li>➤ Crisis Contact Sheet - Boeing sorting out whether internal or to be handled by PR firm.</li></ul>

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			<ul style="list-style-type: none"><li>➤ Accident Reports - Johnny and Fred to be copied.</li><li>➤ Hours - 7:00 am start-up, 7:00 pm the latest.</li><li>➤ Guards - Will be relocated closer to Normandy. Guard roams at night, during the day stays at trailer. Trailer and power will be taken care of by Johnny. Guards to check everyone coming thru gates.</li><li>➤ Entry - All gates to be shut and locked except for Normandie.</li><li>➤ Hydrants – Perimeter hydrants still on, all other shut off.</li><li>➤ Transformers - Johnny is setting up a meeting with DWP to pull transformers (7 total).</li><li>➤ Sanitary Line - Greg looking into, may be able to cap it outside property line.</li><li>➤ Erosion Control Plan - 10/15/00 sandbags to be placed around perimeter per demo plans.</li><li>➤ Compaction Inspections - Norcal testing at 90% compactions.</li><li>➤ Daily Reports - Viking to submit monthly with payment requests.</li><li>➤ Site Specific Safety Plan - Viking turned in, S.L. and Johnny to review.</li></ul>

NOTE: For the purposes of the overall Harbor Gateway Project, this is Phase III of a 4 phase project. The other 3 phases of the demolition and site preparation are complete (except for some paperwork). These meeting minutes shall be considered correct unless written notice to the contrary is received by Snyder Langston within five (5) business days of issuance. The next scheduled meeting will be Tuesday, August 22, 2000 @ 1:30 @ Jobsite.

Respectfully submitted,

Fred Wallitsch

Principal